143.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,400 / 848,400
					USE VALUE:	848,400 / 848,400
					ASSESSED:	848,400 / 848,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICHOLS CHRISTOPHER C/ELLEN K
Owner 2:	
Owner 3:	
Street 1:	6012 32ND AVE NE
Street 2:	
Twn/City:	SEATTLE
St/Prov:	WA Cntry: Own Occ: N
Postal:	98115 Type:

PREVIOUS OWNER

Owner 1:	GOEBEL JAMES/JENNIFER -
Owner 2:	-
Street 1:	35 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 2383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	386,500	5,900	456,000	848,400
Total Card	0.115	386,500	5,900	456,000	848,400
Total Parcel	0.115	386,500	5,900	456,000	848,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.02 | /Parcel: 356.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92802

GIS Ref

GIS Ref

Insp Date 06/09/18

!11110!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	386,500	5900	5,000.	456,000	848,400		Year end	12/23/2021
2021	101	FV	375,200	5900	5,000.	456,000	837,100		Year End Roll	12/10/2020
2020	101	FV	375,300	5900	5,000.	456,000	837,200	837,200	Year End Roll	12/18/2019
2019	101	FV	285,100	6100	5,000.	427,500	718,700	718,700	Year End Roll	1/3/2019
2018	101	FV	284,700	6100	5,000.	353,400	644,200	644,200	Year End Roll	12/20/2017
2017	101	FV	284,700	6100	5,000.	324,900	615,700	615,700	Year End Roll	1/3/2017
2016	101	FV	284,700	6100	5,000.	296,400	587,200	587,200	Year End	1/4/2016
2015	101	FV	269,100	6100	5,000.	290,700	565,900	565,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:55:37

LAST REV

Date	Time
11/26/19	14:36:26
jorourke	

PAT ACCT. 11110

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOEBEL JAMES/JE	43490-244		8/10/2004		535,000	No	No		
ZEMBA STEPHEN G	32504-103		3/15/2001		450,000	No	No		
	20780-559		9/1/1990		173,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2016	253	Redo Bat	11,900					1st Fl bath remod
9/9/2014	1158	New Wind	7,413					Remove and replace
2/8/1995	65		28,000					ADD 2ND FLOOR
8/3/1992	349		2,000					REM/KITCHEN + WIND

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2019	Mail Update	JO	Jenny O
6/9/2018	MEAS&NOTICE	HS	Hanne S
3/19/2009	Inspected	163	PATRIOT
12/12/2008	Measured	163	PATRIOT
12/7/2004	MLS	MM	Mary M
9/20/2001	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
9/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:			
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25518727
Const Adj.:	0.98990101
Adj $ / SQ:	167.739
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474816
Depreciation:	88316
Depreciated Total:	386500

COMMENTS

WDK OVER GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

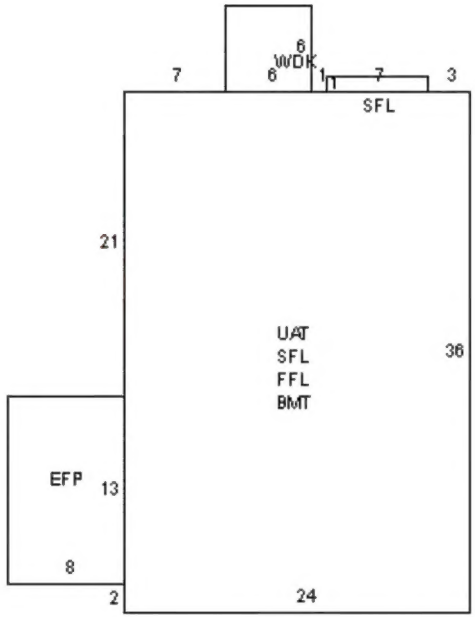
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.74
Special Features:	0	Val/Su Net:	130.80
Final Total:	386500	Val/Su SzAd	222.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	871	167.740	146,101
BMT	Basement	864	66.680	57,608
FFL	First Floor	864	167.740	144,927
UAT	Upper Attic	216	117.420	25,362
EFP	Enclos Porch	104	52.860	5,498
WDK	Deck	36	15.840	570

Net Sketched Area:	2,955			Total:	380,065
Size Ad	1735	Gross Area	3603	FinArea	2383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1940	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	8X14	F	FR	1980	5.04	T	39	101			300			300
22	Wood Deck	D	Y	1	12X20	A	AV	1990	10.17	T	23.2	101			1,900			1,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900